



**STAFF HEARING OFFICER
AGENDA**

Susan Reardon
Staff Hearing Officer/Senior Planner

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, NOVEMBER 18, 2009
9:00 A.M.**

Website: www.SantaBarbaraCa.gov

NOTICES:

This regular meeting of the Staff Hearing Officer will be broadcast live on City TV-18, and on your computer via www.santabarbaraca.gov/Government/Video/ City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on *Friday at 1:00 p.m.* An archived video copy of this meeting will be viewable on computers with high speed internet access the following Monday at www.santabarbaraca.gov/Online Meetings.

This agenda schedule is subject to change. It is recommended that applicants and interested persons arrive at 9:00 A.M.

The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact City Planning staff at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday.

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCa.gov/sho. Materials related to an item on this agenda submitted to the Staff Hearing Officer after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Comments from members of the public pertaining to items not on this agenda.
[Due to time constraints, each person is limited to two (2) minutes.]

II. CONSENT ITEMS:

A. **APPLICATION OF BRUCE BURNWORTH, 2430 PINE DRIVE, APN 049-100-021, E-3/ONE FAMILY RESIDENCE AND PUD/PLANNED UNIT DEVELOPMENT ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2009-00300)**

The 55,368 square foot project site is currently developed with a 3,068 square foot single family residence and attached 680 square foot garage. The proposed project involves the construction of an additional detached 954 square foot unit with an attached 478 square foot garage and 445 square feet of attached accessory space. The discretionary application required for this project is a Performance Standard Permit to permit an additional one-family dwelling on a one-family residentially zoned lot (SBMC §28.93.030.E).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo @santabarbaraca.gov

III. PROJECTS:

A. **APPLICATION OF UBALDO DIAZ, AGENT FOR MICHAEL SYMANSKI, 501 CONEJO ROAD, APN 019-062-011, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2009-00269)**

The 11,190 square foot project site has frontage on Conejo Road and Conejo Lane. The previous development on site consisted of a single-family residence and detached two-car garage, which were destroyed in the Tea Fire. The project consists of construction of a new 1,667 square foot, 2-story single family residence with attached 484 square foot 2-car garage. The discretionary application required for the project is a Modification to permit new construction within the required 35' front setback off of Conejo Lane (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 & 15305.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo @santabarbaraca.gov

B. **APPLICATION OF DEBBIE FISHER, AGENT FOR WIEDER TRUST, 214 CARRIZO DRIVE, APN 053-163-010, E-3 ONE-FAMILY RESIDENCE/SD-1 & SD-2 SPECIAL DISTRICT ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2009-00474)**

The 11,467 square foot project site is currently developed with a single-family residence and attached two-car garage. The proposed project consists of a remodel to the existing structure that will include a roof pitch change, 814 square feet of additional floor area, new door and windows, and demolition and replacement of the garage. The discretionary application required for the project is a Modification to permit alterations to the portion of the residence located within the required forty-foot front setback (SBMC §28.45.007).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 & 15305.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@santabarbaraca.gov

C. **APPLICATION OF BRIAN NELSON, ARCHITECT FOR MILPAS STREET PARTNERS, 317 N. MILPAS STREET, APN 031-363-034, MANUFACTURING (M-1) ZONE, GENERAL PLAN DESIGNATION: INDUSTRIAL (MST2009-00392)**

The proposed project involves the reduction of parking provided for an existing warehouse building. Currently, four parking spaces are provided for the warehouse, with three of those spaces located in a parking lot shared with an adjacent lot, 319 N. Milpas Street (APN 031-363-035), and one parking space located within the warehouse building. The applicant is requesting to reduce the parking for the warehouse to two spaces and assign the remaining two spaces to two residential condominium units located at 319 N. Milpas Street. The discretionary application required for this project is a Modification to reduce the required parking for the warehouse use from four to two parking spaces (SBMC §28.90.100.J. and §28.92.110.A.1.)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305.

Case Planner: Peter Lawson, Associate Planner
Email: plawson@santabarbaraca.gov

D. **APPLICATION OF PAUL ZINK, ARCHITECT, FOR CRAIG AND KARI ARCURI, PROPERTY OWNERS, 1660 SHORELINE DRIVE, APN 045-172-023, E-3/SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL – 5 UNITS PER ACRE (MST2009-00370)**

The project consists of a 476 square foot one-story addition and an interior remodel for an existing 2,099 square foot one-story residence with an attached two-car garage on an 8,478 square foot lot in the Appealable Jurisdiction of the Coastal Zone.

The discretionary applications required for this project are:

1. A Coastal Development Permit (CDP2009-00012) to allow the proposed development in the Appealable jurisdiction of the City's Coastal Zone (SBMC §28.44); and
2. A Modification to allow encroachments within the front setback (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 (small additions to existing structures).

Case Planner: Kelly Brodison, Assistant Planner
Email: kbrodison@santabarbaraca.gov

IV. **ADJOURNMENT:**

CITY OF SANTA BARBARA STAFF HEARING OFFICER MEETING PROCEDURES

The public is invited to speak on any item on the Staff Hearing Officer Agenda. After receiving recognition from the Staff Hearing Officer, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Staff Hearing Officer introduces the item is as follows:

1. Presentation by Staff (3 minutes)*.
2. Presentation by Applicant (5 minutes)*.
3. Public Hearing*.
4. Additional response by Applicant/Staff (5 minutes)*.
5. Questions and comments by the Staff Hearing Officer.
6. Staff Hearing Officer Consideration of Findings and Conditions of Approval.
7. Action taken by the Staff Hearing Officer.

***Time may be extended or limited by the Staff Hearing Officer.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Staff Hearing Officer may limit time allotted to each speaker.

WRITTEN COMMENT PROCEDURE: Written testimony is invited and will be entered into the public record. Written information can be submitted prior to the meeting to the Planning Division Office, 630 Garden Street. Only one copy is required. Longer written statements must be submitted as early as possible to allow the Staff Hearing Officer time to adequately consider the information. The preferred submittal time for written statements is Friday at noon for the following Wednesday's meeting. Written statements submitted at the meeting are limited to two (2) pages and three (3) copies are required.

It is not possible to determine the precise time an item will be heard. The Staff Hearing Officer meetings are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Staff Hearing Officer.

APPEALS AND SUSPENSIONS: Some of the items before the Staff Hearing Officer may be appealed to the Planning Commission or the City Council pursuant to Santa Barbara Municipal Code Section 27.40.060, Appeals and Suspensions. The Planning Commission may take action to suspend any decision of the Staff Hearing Officer and schedule a public hearing before the Planning Commission to review said decision. Any appeal or suspension must be filed with the Community Development Department within ten calendar days of the date of the Staff Hearing Officer's decision. For further information on appeals or suspensions, contact the Planning Division Staff.

Any further information on the Staff Hearing Officer or Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at (805) 564 -5470.

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